



WEATHERILL
Property Group
Your Property Matters

2 Queens Parade
Hove
East Sussex
BN3 8JG

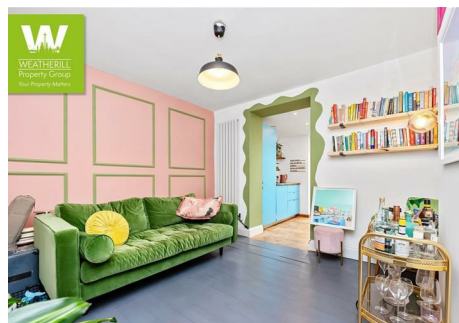
Tel: 01273 322766

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26a Livingstone Road Hove BN3 3WP

We are very proud to present this **GOOD SIZED AND WELL LAID OUT FLAT** with benefits including a **LAWNED SOUTH FACING REAR GARDEN**, a fantastic **GARDEN ROOM/HOME OFFICE**, its own street entrance and being located close to both George Street and Hove Station.



Offers In The Region Of £290,000 Leasehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



- IMPRESSIVE & WELL LAID OUT LOWER GROUND FLOOR FLAT
- OWN STREET ENTRANCE (THEREFORE NO NEED FOR SHARED HALLWAY)
- ONE DOUBLE BEDROOM
- BRAND NEW SHOWER ROOM (2023)

Viewing


Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

Agents Notes

The flat is approached via its own street entrance, therefore eliminating the need for any form of shared or communal hallway. Once inside there is a DOUBLE BEDROOM, A BRAND NEW BATHROOM, A LOUNGE AND AN 'EAT IN' KITCHEN. Outside the property has a SOUTH FACING REAR GARDEN complete with a fabulous GARDEN ROOM that doubles as a HOME OFFICE or leisure space.

The flat is considered to be in EXCELLENT DECORATIVE ORDER THROUGHOUT and benefits greatly from its layout and its LOCATION WITHIN THE CENTRE OF HOVE.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Floor plans

